

Santa Cruz County Housing Statistics

January 2024: Santa Cruz County - Single Family Residential

City	New	Inventory	Sold	Avg. DOM	Avg. Sale Price	Median Sale Price	Median \$/Sqft	% LP Rec'd	Sale Volume	Avg. Home Sq. Ft.	Avg. Lot Sq. Ft.	Months of Inventory
Aptos	17	29	8	52	\$1,515,750	\$1,349,000	\$765	98%	\$12,126,000	2,050	20,125	2.9
Ben Lomond	4	9	3	74	\$1,106,666	\$890,000	\$660	93%	\$3,320,000	1,762	176,171	1.9
Boulder Creek	8	18	8	31	\$686,625	\$626,500	\$536	99%	\$5,493,000	1,270	13,275	2.3
Brookdale	0	1	0									
Capitola	3	3	3	43	\$1,498,333	\$1,445,000	\$780	98%	\$4,495,000	1,716	5,924	3
Corralitos	1	3	1	60	\$1,850,000	\$1,850,000	\$587	95%	\$1,850,000	3,150	432,028	9
Davenport	0	0	0									
Felton	2	15	3	56	\$526,500	\$687,000	\$691	89%	\$1,579,500	845	24,031	5
Freedom	1	1	0									
La Selva Beach	3	5	0									
Los Gatos	6	11	4	79	\$1,147,500	\$1,157,500	\$592	98%	\$4,590,000	2,024	291,602	2.5
Mount Hermon	0	0	0									
Santa Cruz	25	40	13	42	\$1,686,723	\$1,422,400	\$848	103%	\$21,927,400	1,772	10,009	2
Scotts Valley	4	7	2	7	\$1,457,500	\$1,457,500	\$578	99%	\$2,915,000	2,534	29,991	1.6
Seacliff	1	1	0									
Soquel	2	5	2	121	\$1,975,000	\$1,975,000	\$687	95%	\$3,950,000	2,857	60,396	3
Watsonville	16	28	11	34	\$1,022,454	\$762,000	\$628	100%	\$11,247,000	1,502	25,344	2.7
Summary	93	176	58	54	\$ 1,315,732	\$1,349,000	\$660	97%	\$73,492,900	1,953	98,991	3.3

January 2024: Santa Cruz County - Common Interest Development

City	New	Inventory	Sold	Avg. DOM	Avg. Sale Price	Median Sale Price	Median \$/Sqft	% LP Rec'd	Sale Volume	Avg. Home Sq. Ft.	Avg. Lot Sq. Ft.	Months of Inventory
Aptos	4	13	8	37	\$992,687	\$903,750	\$764.00	98%	\$7,941,500	1,224	1,237	2.2
Boulder Creek	4	8	1	0	\$630,000	\$630,000	\$453.00	101%	\$630,000	1,391		12
Capitola	4	3	4	62	\$608,200	\$597,500	\$658.00	98%	\$2,432,800	952	828	0.9
Freedom	1	2	0									
Santa Cruz	7	13	5	23	\$753,600	\$715,000	\$696.00	98%	\$3,768,000	1,011	741	1.8
Scotts Valley	2	5	0									
Soquel	2	4	0									
Watsonville	6	11	1	28	\$380,000	\$380,000	\$558.00	99%	\$380,000	681		5.5
Summary	30	59	19	30	\$672,897	\$630,000	\$658	99%	\$ 15,152,300	1,052	935	4.5

Data provided by MLS Listings, Inc. and compiled by the Santa Cruz County Association of REALTORS®